

44 Valencia Road, Carmel, WA, 6076



House For Sale

Wednesday, 20 November 2024

44 Valencia Road, Carmel, WA, 6076

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Your Rural Retreat Awaits!

Welcome to a lifestyle of space and possibilities on this expansive 1.08-hectare (approx.) corner property in beautiful Carmel.

The charming 3 bedroom 1 bathroom residence on-site is as solid as they come and boasts a versatile fourth bedroom, study or small utility room - connected via one of the other bedrooms, or the patio door.

The home also has a range of features designed for comfort and convenience. It is fully-fenced and equipped with horse stables, a double carport and a garden shed, for storage.

Inside, an open-plan family, dining and kitchen area is graced by character wood-panel walls, split-system air-conditioning, double sinks, tiled splashbacks and a modern stainless-steel gas-upright cooker, for good measure. Doubling personal living options is a warm and cosy lounge room, with gleaming wooden floorboards and a splendid tree-lined outlook to savour.

The laundry is separate and a modern fully-tiled bathroom comprises of a walk-in shower, a separate bathtub and a powder vanity, for washing up. The covered outdoor patio-entertaining area is stunningly surrounded by trees and established gardens, with a paved sitting courtyard under the leaves accompanied by more than enough space for a future swimming pool, "granny flat", workshop or all here.

Around the corner are the lovely Carmel Reserve and the Carmel Walk Trail, with The Carmel Adventist College situated nearby, as well. Several wineries, other local parklands, the majestic Greenmount State Forest and the breathtaking Korung National Park are all only minutes away in their own right, with the heart of Kalamunda's famous town centre just a short 10-minute drive from your doorstep, too.

This unique offering is perfect for those seeking room to grow, relax or embrace a semi-rural lifestyle. With endless potential, it's also a chance to create the family retreat of your dreams - in a dream location, too!

Features include, but are not limited to:

- 3 bedrooms
- 1 updated bathroom
- Small 4th bedroom or study - it's completely up to you
- Split-system air-conditioning in the kitchen/dining/family area
- Separate lounge room
- Separate laundry
- Feature ceilings and cornices
- Skirting boards
- Bottles gas on the property
- Horse stables
- Garden shed
- Double carport
- Massive fully-fenced 10,825sqm (approx.) corner block
- Built in 1966 (approx.)